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PLANNING INFORMATION SERIES: HOUSING

SUBSIDIZED HOUSING in the BOSTON REGION as of DECEMBER 31, 1971

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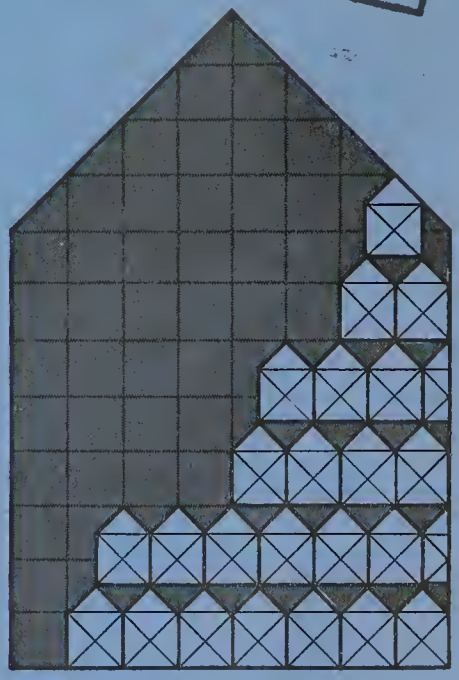

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Planning Information Series: Housing

SUBSIDIZED HOUSING IN THE BOSTON REGION
As of December 31, 1971

Metropolitan Area Planning Council
44 School Street, Boston, Massachusetts, 02108

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March 1972

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PART I

Planning Information Series: Housing

SUBSIDIZED HOUSING IN THE MAPC REGION
As of December 31, 1971

INTRODUCTION

This report on subsidized housing in the Metropolitan Area Planning Council region, as of December 31, 1971, is the second in a series on low and moderate income housing prepared by the Council and represents an updating and expansion of the listing of subsidized units prepared for the period to March 1, 1971.*

In general, the current report and its predecessor are comparable. Both list by community and program category the number of housing units which have been constructed, rehabilitated, leased, or acquired under federal or state subsidy programs in the MAPC district. However, while the earlier report listed only completed units (defined as available for occupancy), the data presented here includes units completed and also introduces information on units under construction. Information pertaining to proposed units (units in all phases from the initial application stage through the preconstruction stage) may be obtained from the Metropolitan Area Planning Council.

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*Metropolitan Area Planning Council: "Subsidized Units in the MAPC Region," to March 1, 1971, published May, 1971.

The report has been divided into two parts. Part I describes the purposes of the report and summarizes the data on subsidized housing for the 101 community region as a whole, for the six core communities, and for the area outside the core communities; conclusions based on an analysis of the data are presented. Part II presents the data in tabular form for the 101 community region, the six core communities, and for the area outside the core communities as well as for the individual communities. An explanation of the terms used in the report as well as the sources of data are also contained in this section. Finally, a map identifying the number and types of subsidized developments in each community is included.

PURPOSE

The information presented here serves a variety of purposes:

. It describes the existing subsidized housing situation on a community basis and for the region as a whole.

. It may be updated on a regular basis to indicate the changes in supply of subsidized units in individual communities and in the region.

. It may be used in combination with other kinds of data such as total number of housing units, or number of households in various income ranges, to determine the relationship between these factors.

- It may be used to determine, in part, the status of a community in relation to the statutory guidelines established by Chapter 774 of the Acts of 1969, the Low-Moderate Income Zoning Law.

- It may be used in the preparation of regional or community plans for housing development.

SUMMARY OF DATA ON SUBSIDIZED UNITS IN THE MAPC REGION

Number and Location of Subsidized Units Available for Occupancy

As of December 31, 1971 there were approximately 52,886 subsidized housing units in the 101 communities in the MAPC region available for occupancy by low and moderate income households. This represents 5.3% of the housing stock of the region. While 9.5% of the total housing stock in the six core communities* consists of subsidized housing, only 3.0% of the housing stock in the 95 other MAPC communities is subsidized. In Boston, 11.3% of the housing stock currently consists of subsidized units.

Of the total number of subsidized units in the region, 62.7% were located in the six core communities which comprise 31.1% of the population of the region; 37.3% of the units were located in the remaining 95 communities which comprise 68.9% of the regional population. The City of Boston, which comprises 20.7% of the regional population, contains 49.6% of the subsidized units in the region.**

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*The core communities are Boston, Brookline, Cambridge, Chelsea, Everett, and Somerville.

**See Table I for additional comparative data on subsidized units. See Table V for data on subsidized units by community.

Change in Number of Subsidized Units

For the nine month period March 31, 1971 through December 31, 1971, the number of subsidized units available for occupancy increased by 4,146 units, representing an 8.5% increase in subsidized units in the region.

As indicated in Table II, 64.5% of this increase occurred in the six core communities. The City of Boston accounted for 54.3% of the increase.

Table III lists those MAPC communities which had an increase of 50 units or more in subsidized units from March 31, 1971 to December 31, 1971. The twelve communities listed showed an increase of 3,990 units in the period under discussion; this represented 96.2% of the total increase in subsidized units for the region. Included among these 12 communities are four of the six core communities in the Boston SMSA (Boston, Brookline, Cambridge, Somerville), three communities adjacent to the core communities (Malden, Melrose, Belmont) one central city in another SMSA (Brockton) and four suburban communities outside the Route 128 ring (Milford, Stoughton, Braintree, Walpole). None of the suburban communities immediately within the Route 128 ring or north and west of Boston outside the ring showed an increase of 50 or more subsidized units during this period.

Subsidized Units by Type of Program

Of the total of 52,886 subsidized units available for occupancy in the region as of December 31, 1971, over 75% were for low income households. (See Table IVA). Over 86% of the units for low-income households were in public housing projects. The remainder of the units for low income households, 13.9%, were leased units in privately owned housing. (See Table IVB). Of the total number of units provided for low income households, 26.4% of the units were constructed, rehabilitated, or acquired specifically for the elderly, and 59.7% were constructed, rehabilitated or acquired for families.

During the period March 31, 1971 to December 31 1971, 62.3% of the increase in low income subsidized units was in the form of leased units (for both families and elderly) while 36.4% was in new construction for the elderly. Only 1.3% of the increase consisted of units specifically for families. It should be noted that these are the only low income units for families administered by a housing authority that have been constructed in the MAPC region in the past decade.

As of December 31, 1971, moderate income units comprised 23.9% of all subsidized units in the region, while 1.6% of the units were mixed income units for both low and moderate income families and the elderly. However, during the period March 31, 1971 to December 31, 1971, over 50% of the increase in the number of subsidized units completed were units for moderate income households, and 19.8% of the units were for both low and moderate income households, i.e., mixed income units.

Subsidized Units Under Construction

As of December 31, 1971, there were 10,663 units listed as under construction* in the MAPC region. Approximately 6,291 units, or 59.0% of these units are located in the core communities, while 9,043 units or approximately 84.8% of the units are located in the core communities plus the cities of Malden, Lynn, Brockton, and Quincy. Only 15% of the units are located in the remaining 91 communities in the MAPC region.

A review of the units under construction indicates a greater number of units for low income families than were completed in the March 31-December 31, 1971 period and a continued increase in the number of moderate income and mixed income units as a proportion of the total units.

CONCLUSIONS

The data on subsidized units emphasizes the following points:

- The subsidized units in the region are for the most part concentrated in the core communities. While these communities comprise approximately 31% of the regional population, they include 63% of the subsidized units. Boston, which comprises 21% of the regional population, contains 50% of the total number of subsidized units in the region. Data on units under construction indicates that the existing situation is being reinforced.

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*This includes units being rehabilitated.

. Although in the past several years an increasing number of units have been constructed or leased throughout the region, 25% of the MAPC's 101 communities still have no subsidized housing available for occupancy or under construction. During the nine month period March 31, 1971 to December 31, 1971, twelve communities accounted for 96% of the increase in subsidized units in the region.

. Although most of the subsidized housing for low income households is located in "housing projects" owned and administered by local housing authorities, there has been an increase in the use of leasing programs which depend on privately owned housing to meet the needs of low income families and the elderly.

. Although almost all new construction for low income households has been for the elderly, there is some indication that construction for families may be increasing. The first units for low income families constructed in the last decade and administered by a housing authority have recently been completed, and additional units are in the construction stage in one core community. Additional units are in the planning stage in several communities. There are no units specifically for low income families under construction in any of the suburban communities.

. Although units for low income households represent three quarters of the total stock of subsidized units in the region, there has been a tendency for the number of moderate income units and mixed income units (both low and moderate income units) to increase as a proportion of the total number of subsidized units.

PART II

EXPLANATION OF TERMS

The specific terms used in the tables and text in this report are defined here. For additional information, see Federal and State-Assisted Housing Programs, Catalog of Housing Programs, prepared by the Metropolitan Area Planning Council, October, 1968.

LOW INCOME UNITS

Elderly includes units developed under Chapter 667 of the Acts of 1954 of the Commonwealth, administered through the Massachusetts Department of Community Affairs (DCA). Also included are units developed under the federally assisted low income housing program for the elderly administered by the Department of Housing and Urban Development (HUD) and authorized by the U.S. Housing Act of 1937, as amended by the Housing Act of 1959.

Family includes units developed under Chapter 200 of the Acts of 1948 of the Commonwealth, the veterans' housing program administered by DCA, Chapter 705 of the Acts of 1966 of the Commonwealth, the state-aided housing program for low income families, and the federally assisted low income family housing program authorized by the U.S. Housing Act of 1937, as amended.

Leased units include private rental properties leased by housing authorities under Chapter 707 of the Acts of 1966 of the Commonwealth, administered by the state, and the Section 23 and 10(c) federal programs, authorized by the U.S. Housing Act of 1937 as amended by the Housing and Urban Development Act of 1965.

MODERATE INCOME UNITS

Section 202 of the Housing Act of 1959 is the moderate income elderly housing program administered through HUD.

Section 235 of the Housing Act of 1968 is the federal interest subsidy program which allows lower income families to purchase a home through assistance in the form of monthly payments to the mortgage lender.

Section 221(d)(3) of the National Housing Act of 1934 as amended by the Housing Act of 1961 and Section 236 authorized by the National Housing Act of 1934 as amended by the Housing and Urban Development Act of 1968 are below-market interest rate programs administered by HUD to provide housing for moderate income families and individuals. Some of the projects listed may contain units occupied by the elderly although this housing has primarily been used for families. Because of the difficulty of obtaining data differentiating elderly and family occupants, all 221(d)(3) and 236 units are listed under one heading.

BOTH LOW AND MODERATE INCOME UNITS

The Massachusetts Housing Finance Agency (MHFA), established by Chapter 708 of the Acts of 1966 of the Commonwealth, is authorized to issue bonds to provide for construction and mortgage loans to developers of low and moderate income housing. By statute, MHFA-financed projects must include a minimum of 25% of their units for low income families or individuals; other units may be rented

at market prices or below market rental rates to moderate income households. All units for which MHFA provides mortgage financing are tabulated here. Projects receiving construction loans from MHFA are tabulated under the subsidy program which provides the mortgage financing. MHFA has some Section 236 funds available for use in projects to which they provide mortgage financing. Since MHFA is the actual mortgage lender, these units are tabulated under MHFA rather than Section 236.

ACCURACY OF DATA

Although the data may be considered accurate to December 31, 1971, because of the nature of the source materials there may be a discrepancy in some instances between the actual number of units available for occupancy or under construction and the number reported here. In some cases where it was felt that the source material was not completely accurate, the data was checked with the local housing authority or developer and changes were made where required.

The total number of housing units included in this tabulation are all units for which financial assistance is provided under state or federal programs. The actual number of units available for occupancy may be slightly less because dwelling units may be converted to health care offices, social service centers or recreation space. The Boston Housing Authority, for example, has converted a number of the units in their larger projects to be used for these purposes. In smaller projects the proportion of units converted to other uses is minimal.

There may be some duplication of units included in the data. Moderate income units developed under Section 202, 221(d)(3), 236 or MHFA may also be leased by the local housing authority through the state or federal assistance programs. This double subsidy will result in counting each unit twice. A spot check of housing authorities administering leasing programs indicated that most leased units are not at present located in subsidized developments.

SOURCES OF DATA

LOW INCOME HOUSING

Low-Rent Project Directory, Report S-101
Department of Housing and Urban Development
Housing Production and Mortgage Credit - FHA
Division of Research and Statistics, Statistics Branch
as of December 31, 1970.

Chapter 200, Contracts for Financial Assistance
Department of Community Affairs
Commonwealth of Massachusetts
as of July 1, 1958

Chapter 667, Contracts for Financial Assistance
Department of Community Affairs
Commonwealth of Massachusetts
as of October 12, 1971.

Chapter 705, Contracts for Financial Assistance
Department of Community Affairs
Commonwealth of Massachusetts
as of September 30, 1971

MODERATE-INCOME HOUSING

Assisted Construction Starts - from January 1, 1971
to December 31, 1971
Boston Area Office
U.S. Department of Housing and Urban Development

Selected Multi-Family Status Reports
By name and location of each project cumulative
as of December 31, 1970
U.S. Department of Housing and Urban Development
Housing Production and Mortgage Credit - FHA
Division of Research and Statistics
Statistics Branch

Section 202 elderly project data was obtained from HUD Boston Area Office by telephone

BOTH LOW AND MODERATE INCOME HOUSING

Massachusetts Housing Finance Agency
Summary Report on All Projects Receiving Both Construction and Permanent Financing from the Agency published January 1, 1972

State and Federally Assisted Housing for Low and Moderate Income Families in Massachusetts, Revised August, 1971
Massachusetts Department of Community Affairs

In addition to the sources cited, personnel at the Massachusetts Department of Community Affairs, Boston Area Office of the U.S. Department of Housing and Urban Development and the Boston Housing Authority were kind enough to provide unpublished data to assist in updating material to December 31, 1971.

TABLE I

Comparative Information: Subsidized Units Completed as of December 31, 1971, Population, Housing Units - In the Region, Core Communities and Other MAPC Communities

	Total MAPC Region	Total Core Communities	Other MAPC Communities
Total Population	3,096,774	962,207	2,134,567
Total Housing Units	1,002,388	347,861	654,527
Total Subsidized Units	52,886	33,144	19,742
Subsidized Units as % of Total Housing Units	5.3%	9.5%	3.0%
% of Regional Population	100%	31.1%	68.9%
% of Subsidized Units in Region	100%	62.7%	37.3%

	Boston	Brookline	Somerville	Cambridge	Chelsea	Everett
Total Population	641,071	58,886	88,779	100,361	30,625	42,485
Total Housing Units	232,448	23,323	29,757	37,668	10,494	14,171
Total Subsidized Units	26,235	1,106	1,693	2,854	584	672
Subsidized Units as % of Total Housing Units	11.3%	4.7%	5.7%	7.6%	5.7%	4.7%
% of Regional Population	20.7%	1.9%	2.9%	3.2%	1.0%	1.4%
% of Subsidized Units in Region	49.6%	2.1%	3.2%	5.4%	1.1%	1.3%

SOURCES OF DATA: Population: U.S. Census, 1970; Housing Units: U.S. Census, 1970
Subsidized Units: MAPC

TABLE II

Summary: Subsidized Units Completed as of March 31, 1971 and December 31, 1971 in the Region, Core Communities and other MAPC Communities

	Total MAPC Region(101)	Total Core Communities(6)	Other MAPC Communities(95)
Subsidized Units as of 12/31/71	52,886	33,144	19,742
Subsidized Units as of 3/31/71	48,740	30,453	18,287
Change in Number of Subsidized Units	4,146	2,691	1,455
Ratio of Increase in Subsidized Units to Total Increase	100%	64.9%	35.1%

	Boston	Brookline	Somerville	Cambridge	Chelsea	Everett
Subsidized Units as of 12/31/71	26,235	1,106	1,693	2,854	584	672
Subsidized Units as of 3/31/71	23,983	890	1,617	2,715	576	672
Change in Number of Subsidized Units	2,252	216	76	139	8	0

SOURCE OF DATA: MAPC

TABLE III

Communities with Greatest Numerical Increase in Subsidized Units from March 31, 1971 to December 31, 1971

	Subsidized Units		
	March, 1971	December, 1971	Change
Boston	23,983	26,235	2,252
Brockton	1,299	1,688	389
Milford	265	600	335
Brookline	890	1,106	216
Melrose	109	264	155
Cambridge	2,715	2,854	139
Malden	1,382	1,487	105
Stoughton	226	330	104
Belmont	100	180	80
Somerville	1,617	1,693	76
Braintree	0	75	75
Walpole	0	64	64

SOURCE OF DATA: MAPC

TABLE IV A

Summary: Low, Moderate, Low-Moderate Income Subsidized Units Completed as of March 31, 1971 and December 31, 1971 in the MAPC Region

	LOW INCOME		MODERATE INCOME		LOW-MODERATE		TOTAL	
	No.	% of total	No.	% of total	No.	% of total	No.	% of total
Subsidized Units as of 12/31/71	39,400	74.5%	12,664	23.9%	822	1.6%	52,886	100%
Subsidized Units as of 3/31/71	38,152	78.3%	10,588	21.7%	N.A.	N.A.	48,740	100%
Change in No. of Subsidized Units	1,248	30.1%	2,076	50.1%	822	19.8%	4,146	100%

N.A. - Not Available
Low-Moderate Identifies MHFA Units

SOURCE OF DATA: MAPC

TABLE IV B

Summary by Program: Subsidized Units Completed as of March 31, 1971 and December 31, 1971 in the MAPC Region

	LOW INCOME						TOTAL
	Elderly	% of Total	Family	% of Total	Leased	% of Total	
Subsidized Units as of 12/31/71	10,406	26.4%	23,503	59.7%	5,491	13.9%	39,400
Subsidized Units as of 3/31/71	9,952	26.1%	23,487	61.5%	4,713	12.4%	38,152
Change in No. of Subsidized Units	454	36.4%	16	1.3%	778	62.3%	1,248

	MODERATE INCOME			TOTAL	LOW-MOD. INCOME	TOTAL SUBSIDIZED UNITS
	Sec. 202	Sec. 235	221(d)(3) & Sec. 236		MHFA	
Subsidized Units as of 12/31/71	953	313	11,398	12,664	822	52,886
Subsidized Units as of 3/31/71	953	N.A.	9,635	10,588	N.A.	48,740
Change in No. of Subsidized Units	0	313	1,763	2,076	822	4,146

MHFA includes both low and moderate income units
N.A. - Not Available

SOURCE OF DATA: MAPC

TABLE V

SUBSIDIZED UNITS IN THE MAPC REGION, AS OF DECEMBER 31, 1971

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
ACTON	C								0
	UC								0
ARLINGTON	C	308	176	22					506
	UC								0
ASHLAND	C	40							40
	UC								0
BEDFORD	C	40	12						52
	UC								0
BELLINGHAM	C	64							64
	UC								0
BELMONT	C	80	100						180
	UC								0
BEVERLY	C	250	116		62				428
	UC								0
BOLTON	C								0
	UC								0
BOSTON	C	1,204	13,852	2,464			8,556	159	26,235
	UC	667	80				3,080	1,123	4,950

C = Completed (available for occupancy)
UC = Under Construction
MHFA= Includes both low and moderate income units

MAPC 2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec. 236	MHFA	
BOXBOROUGH	C								0
	UC								0
BRAINTREE	C	75							75
	UC							84	84
BROCKTON	C	430	398	228		313	319		1,688
	UC	840					314	288	1,442
BROOKLINE	C	288	363	126			115	214	1,106
	UC								0
BURLINGTON	C	40							40
	UC								0
CAMBRIDGE	C	155	1,605	454			504	136	2,854
	UC						821	200	1,021
CANTON	C	72	26						98
	UC								0
CARLISLE	C								0
	UC								0
CHELSEA	C	56	494	34					584
	UC	210							210
COHASSET	C								0
	UC								0

C = Completed (available for occupancy)
UC = Under Construction
MHFA = Includes both low and moderate income units

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2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
CONCORD	C	32							32
	UC								0
DANVERS	C	26			44				70
	UC								0
DEDHAM	C	105	130						235
	UC								0
DOVER	C								0
	UC								0
DUXBURY	C								0
	UC								0
ESSEX	C	40							40
	UC								0
EVERETT	C	280	392						672
	UC								0
FOXBOROUGH	C	40							40
	UC								0
FRAMINGHAM	C	345	310				619		1,274
	UC						161		161
FRANKLIN	C	80	28						108
	UC							288	288

C = Completed (available for occupancy)

UC = Under Construction

MHFA = Includes both low and moderate income units

M.A.P.C.
2/1/72

COMMUNITY		LOW-INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
GLOUCESTER	C	128	260						388
	UC								0
HAMILTON	C	40							40
	UC								0
HANOVER	C								0
	UC								0
HINGHAM	C								0
	UC	48							48
HOLBROOK	C								0
	UC								0
HOLLISTON	C								0
	UC								0
HUDSON	C	44		4					48
	UC								0
HULL	C	40	28						68
	UC								0
IPSWICH	C	62	24	44					130
	UC								0
LEXINGTON	C	100		7					107
	UC								0

C = Completed (available for occupancy)
UC = Under Construction
MHFA = Includes both low and moderate income units

M.A.P.C.
2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
LINCOLN	C								0
	UC								0
LITTLETON	C								0
	UC								0
LYNN	C	388	825	250			154	9	1,626
	UC						346		346
LYNNFIELD	C								0
	UC								0
MALDEN	C	265	470	337	81		334		1,487
	UC	124					209		333
MANCHESTER	C	32							32
	UC								0
MARBLEHEAD	C	134	76						210
	UC								0
MARLBOROUGH	C	102		2					104
	UC						118		118
MARSHFIELD	C								0
	UC						65		65
MAYNARD	C	56							56
	UC								0

C = Completed (available for occupancy)
UC = Under Construction
MHFA = Includes both low and moderate income units

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COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
MEDFIELD	C	40							40
	UC								0
MEDFORD	C	344	300	112					756
	UC								0
MEDWAY	C	34		5					39
	UC								0
MELROSE	C	155			109				264
	UC								0
MIDDLETON	C	54							54
	UC								0
MILFORD	C	100	69	127				304	600
	UC						261		261
MILLIS	C	32							32
	UC								0
MILTON	C								0
	UC							140	140
NAHANT	C		14						14
	UC								0
NATICK	C	164	52						216
	UC								0

C = Completed (available for occupancy)
UC = Under Construction
MHFA = Includes both low and moderate income units

M.A.P.C.
2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
NEEDHAM	C	72	80						152
	UC								0
NEWTON	C	225		176					401
	UC								0
NORFOLK	C								0
	UC								0
NORTH READING	C	40							40
	UC								0
NORWELL	C								0
	UC								0
NORWOOD	C	158	75						233
	UC								0
PEABODY	C	243	92	1	88				424
	UC								0
PEMBROKE	C	56							56
	UC								0
QUINCY	C	426	580	445	442				1,893
	UC	276					355		631
RANDOLPH	C	112							112
	UC								0

C = Completed (available for occupancy)
UC = Under Construction
MHFA = Includes both low and moderate income units

M.A.P.C.
2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
READING	C	80							80
	UC								0
REVERE	C	265	416	101					782
	UC								0
ROCKLAND	C	42							42
	UC								0
ROCKPORT	C	80							80
	UC								0
SALEM	C	250	168	33	127				578
	UC								0
SAUGUS	C	85							85
	UC								0
SCITUATE	C	80							80
	UC								0
SHARON	C								0
	UC								0
SHERBORN	C								0
	UC								0
SOMERVILLE	C	306	672	214			501		1,693
	UC	110							110

C = Completed (available for occupancy)
UC = Under Construction
MHFA = Includes both low and moderate income units

M.A.P.C.
2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec. 236	MHFA	
SOUTHBOROUGH	C								0
	UC								0
STONEHAM	C	109	72						181
	UC								0
STOUGHTON	C	98	26				206		330
	UC								0
STOW	C								0
	UC								0
SUDBURY	C								0
	UC								0
SWAMPSCOTT	C	84	36						120
	UC								0
TOPSFIELD	C								0
	UC								0
WAKEFIELD	C	116							116
	UC								0
WALPOLE	C	64							64
	UC								0
WALTHAM	C	249	278	205					732
	UC								0

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M.A.P.C.
2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD. UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec.236	MHFA	
WATERTOWN	C	204	228						432
	UC								0
WAYLAND	C								0
	UC								0
WELLESLEY	C	36	90	1					127
	UC								0
WENHAM	C								0
	UC								0
WESTON	C								0
	UC								0
WESTWOOD	C								0
	UC							156	156
WEYMOUTH	C	156	208	94			90		548
	UC							150	150
WILMINGTON	C	40	13						53
	UC								0
WINCHESTER	C								0
	UC								0
WINTHROP	C	206	73						279
	UC							149	149

C = Completed (available for occupancy)
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M.A.P.C.
2/1/72

COMMUNITY		LOW INCOME UNITS			MODERATE INCOME UNITS			LOW-MOD UNITS	TOTAL UNITS
		Elderly	Family	Leased	Sec. 202	Sec. 235	221(d)(3) & Sec. 236	MHFA	
WOBURN	C	94	276	5					375
	UC								0
WRENTHAM	C	66							66
	UC								0

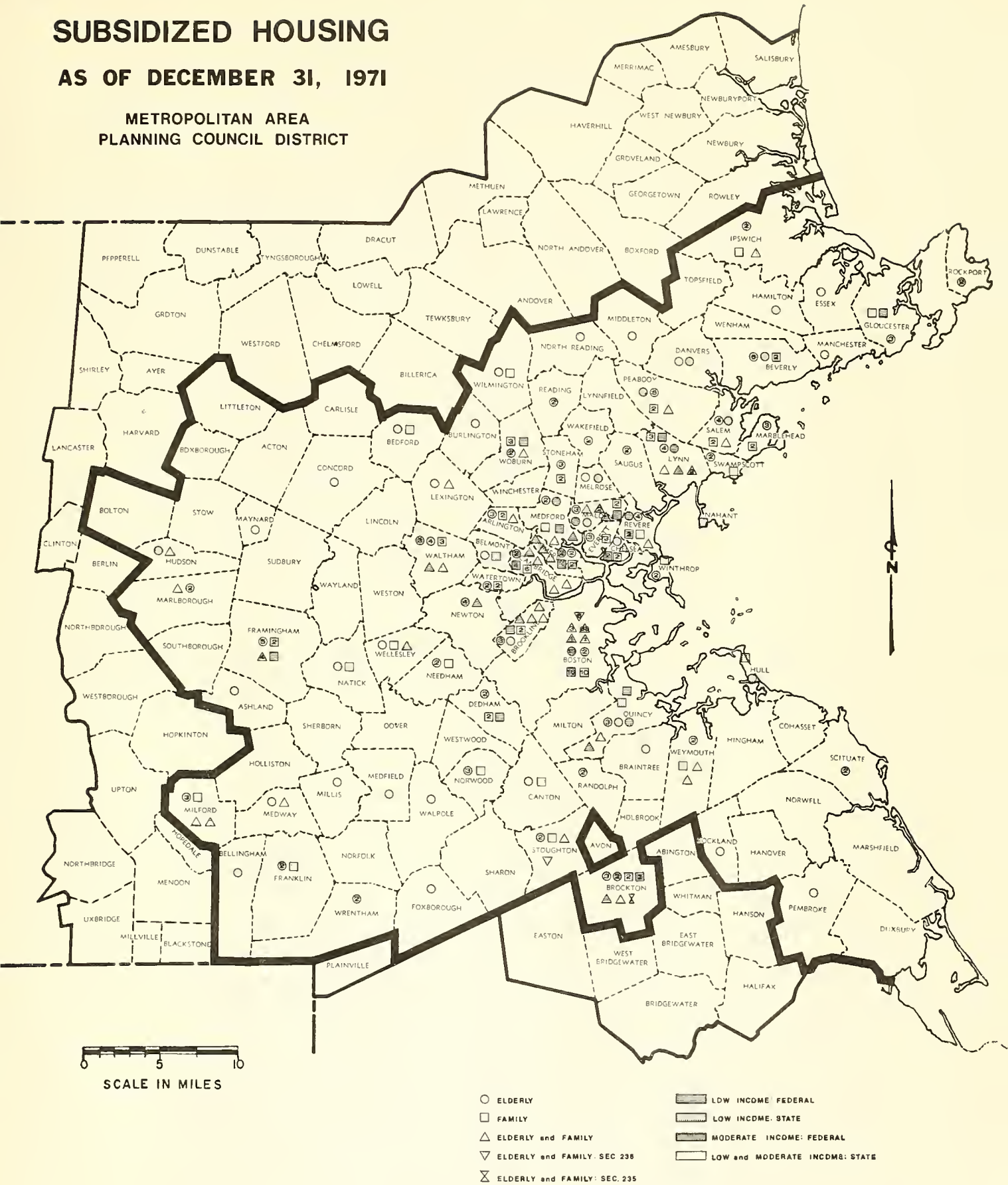
C = Completed (available for occupancy)
UC = Under Construction
MHFA = Includes both low and moderate income units

M.A.P.C.
2/1/72

SUBSIDIZED HOUSING

AS OF DECEMBER 31, 1971

METROPOLITAN AREA PLANNING COUNCIL DISTRICT



SYMBOLS IDENTIFY SUBSIDIZED DEVELOPMENTS IN EACH COMMUNITY
MORE THAN ONE DEVELOPMENT IS INDICATED BY A NUMBER WITHIN THE SYMBOL.
PRIVATELY OWNED UNITS LEASED BY THE HOUSING AUTHORITY ARE IDENTIFIED
BY ONE SYMBOL, PATTERNS DIFFERENTIATE STATE OR FEDERAL SUBSIDY

MARCH 1972

SUBSIDIZED HOUSING
AS OF DECEMBER 31, 1971
METROPOLITAN AREA PLANNING COUNCIL DISTRICT

PROGRAM KEY

This key is intended for use with the map entitled "Subsidized Housing as of December 31, 1971, Metropolitan Area Planning Council District." Programs represented by each symbol are listed beside that symbol. Complete program titles and references to legislation authorizing each program may be found in the Definition of Terms section of this report.

Type of Housing		Symbol	Program Number or Name
Elderly	low income, federal		low-rent public housing
	low income, state		Chapter 667
	moderate income, federal		Section 202
Family	low income, federal		low-rent public housing
	low income, state		Chapter 200 and Chapter 705
Family & Elderly	leased, federal		Section 23
	leased, state		Chapter 707
	moderate income, federal		Section 221 (d)(3)
	moderate income, federal		Section 236
	moderate income, federal		Section 235
	low and moderate income, state		Chapter 708 Massachusetts Housing Finance Agency

6476 42

L33 Metropolitan Area
M Planning Council.

AUTHOR
Subsidized Housing in the

TITLE
Boston Region. Dec. 1971.

DATE	BORROWER'S NAME	ROOM NUMBER